County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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USDRIP / Riverway Stakeholder Meeting Minutes
Thursday, January 21, 2010

1. Attendees:

    Carl Stiehl, Matt Schneider, Joe Farace, Tom Medvitz, Frank Hilliker, Andy Parr, Todd Owens, Bruce Robertson and Ed Duling.

2. Fire Station Status

    ▪ Matt gave everyone an update on the situation with the Fire Station Site Plan.

    ▪ County staff is reviewing the Site Plan and Boundary Adjustment/Cert. of Compliance.

    ▪ The project will go out for a 30 day public review January 28th. If no comments are received raising a "fair argument" related to the environmental review, the site plan review process can be finalized/approved at the end of the review period.

3. Fire Station Financing Agreement

    ▪ Matt discussed the different options and situations with the Cooperation Agreement financials.

    ▪ Under the Cooperation Agreement's current disbursement schedule USDRIP will disburse $450,000 in FY 09/10 then $400,000 annually for a term of 30 years. The LFPD intends to secure and finance a bond through this revenue stream; however the economic downturn has caused turbulence in the bond market and it is unlikely that the LFPD will be able to secure a bond sufficient to cover the projected project costs under the current terms of our finance agreement.

    ▪ The LFPD has approached USDRIP about two possible scenarios for renegotiating the current terms of the Cooperation Agreement. Under the first scenario, USDRIP would increase its annual disbursement by $150,000 annually ($550K total) and reduce the terms of the loan from 30 to 20 years. Based on preliminary information provided by the LFPD's bond consultant, the fire district believes they will be able to secure a bond with a more favorable interest rate and yield under these suggested new terms. Under the second scenario, the LFPD has suggested that USDRIP

obtain a $7.2 million lump sum loan on behalf of the LFPD from the County general fund. This loan would be repaid through tax increment in lieu of the current cooperation agreement. County staff has been working with Keyser Marston Associate (KMA), USDRIP's on call financial consultant to evaluate the feasibility of the LFPD's two proposals. KMA's cash flow analysis indicates both scenarios are financially feasible.

- USDRIP Staff will brief County Management on the two proposed scenarios and report back to the USDRIP stakeholder group at the next meeting.

4. River Park Site Plan

- River Park staff has met with DPLU staff regarding the Site Plan for the Bostonia House being developed into the River Park Field Station S07-029. The River Park is working on getting the Site Plan going again. The River Park should be resubmitting the Site Plan for review by county staff next week.

5. Concrete Batch Plant Status

- The site plan for the diamond supply concrete batch plant was submitted the week before Christmas and has been reviewed by county staff. The scoping letter is going out this week to the applicants.

6. Witherow Roofing

- As everyone can see, the Witherow Roofing project is under construction. The local Traffic Impact Fees were paid for the project by the Redevelopment Agency in the amount of $95,000. This is the first project the RDA has paid the TIF fees on per the BOS policy put in place over two years ago.

7. Driven Auto Sales

- We have been in contact with Driven Auto Sales representatives regarding the lack of movement or development with the project and it sounds that they now intend to sell the property located at Woodside/Riverford and SR67.

8. Other – Stakeholders commented that it may not be necessary to have a meeting every month. Carl will send out an email the week before to determine if a meeting is necessary based on responses by stakeholders. If a meeting is needed or if it is not a follow up email will explain whether the meeting is "on" for that month.

9. The next scheduled meeting would be Thursday February 18, 2010.